



**\$299,900**

**2232 E CAMINO CANCIÓN, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Take advantage of this lovely updated townhome with a 2-car garage & a private courtyard in the desirable Rio Cancion Community! The freshly-painted interior showcases a sizable living/dining room, an exposed beam, skylights, tile flooring, a wood-burning fireplace, & sliding glass doors to the AZ room. Cook delightful meals in the kitchen, boasting built-in appliances, [...]



**Jamie Angeley**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1983

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.07 acres

**Lot Dimensions:** 34-83-35-83

**View:** None

**Type:** Townhouse

**Bedrooms:** 3 beds

**Lot size:** 2875.00 sq ft

**MLS #:** 22314149

**Bathrooms Full:** 2

**List Number Main:** 22314149

**Municipality/Zoning:** Pima County - TR

**Township:** 13

## Description

**Legal Description:** Rio Cancion Townhomes & Professional Lot 28 & Und 1/55 Int In Ca A

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave

**Kitchen Features: Countertops:** Engineered hard

**Kitchen Features: Appliance Color:** Black

**Extra Room:** Arizona Room

## Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1425.00 sq ft

**Stories:** One

**Fence:** Shared Fence,Slump Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Brick,Concrete Block

**# of Garage Spaces:** 2.00

**Style:** Ranch

**Construction Status:** Existing

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Rio Cancion Twnhms. and Professional

**Landscape - Front: Other:** Decorative Gravel,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-25-0490

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Rio Cancion

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Rolled, Cable TV,High Speed Internet,Telephone



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 396-9501

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Skylights,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room,Storage

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Patio,Paver

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Paved Street,Pool,Rec Center

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Pool,Recreation Room

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Catalina  
**Elementary School:** Davidson

**Middle School:** Doolen

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Garbage  
Collection,Sewer,Water

**Association & Fees: HOA  
Amt (Monthly):** \$219

**Association & Fees: HOA Payment Frequency:** Monthly

